



Highland City Library

Expansion Study

JRCA Architects, Inc.



Highland City Library Expansion Study

STUDY OBJECTIVES

The Highland Library presently has additional volumes in its collection that cannot be offered to the public due to the lack of existing shelving space available. The Library is also experiencing specific demand for teen and adult fiction. The Library presently accommodates approximately 17,000 volumes but could fill about 25% more shelving with current volumes that are in storage.

JRCA Architects has been retained to investigate three expansion options. JRCA is also consulting with Meyer, Scherer & Rockcastle, Ltd. of Minneapolis, Minnesota, for review of the proposed options.

Per the City's direction, two of the three options were developed to the point of specific layouts with shelving analysis. The third option was developed only to the point of a degree of magnitude cost analysis. With each of the first two options, potential square footage was identified and additional shelving lay out with additional volume counts developed.

EXECUTIVE SUMMARY

Our investigations show that of the three potential scenarios, Scenario two has significant costs and does not provide a comparable measure of value.

Option C would involve significant organizational changes in order to implement this particular option. We believe that the cost for implementing this option represents good value and addresses the future needs of the community, but the cost may well be more than that anticipated by the City at this time. This option also has the least information available for study and analysis.

Option B represents good value and can address the present needs of the community.

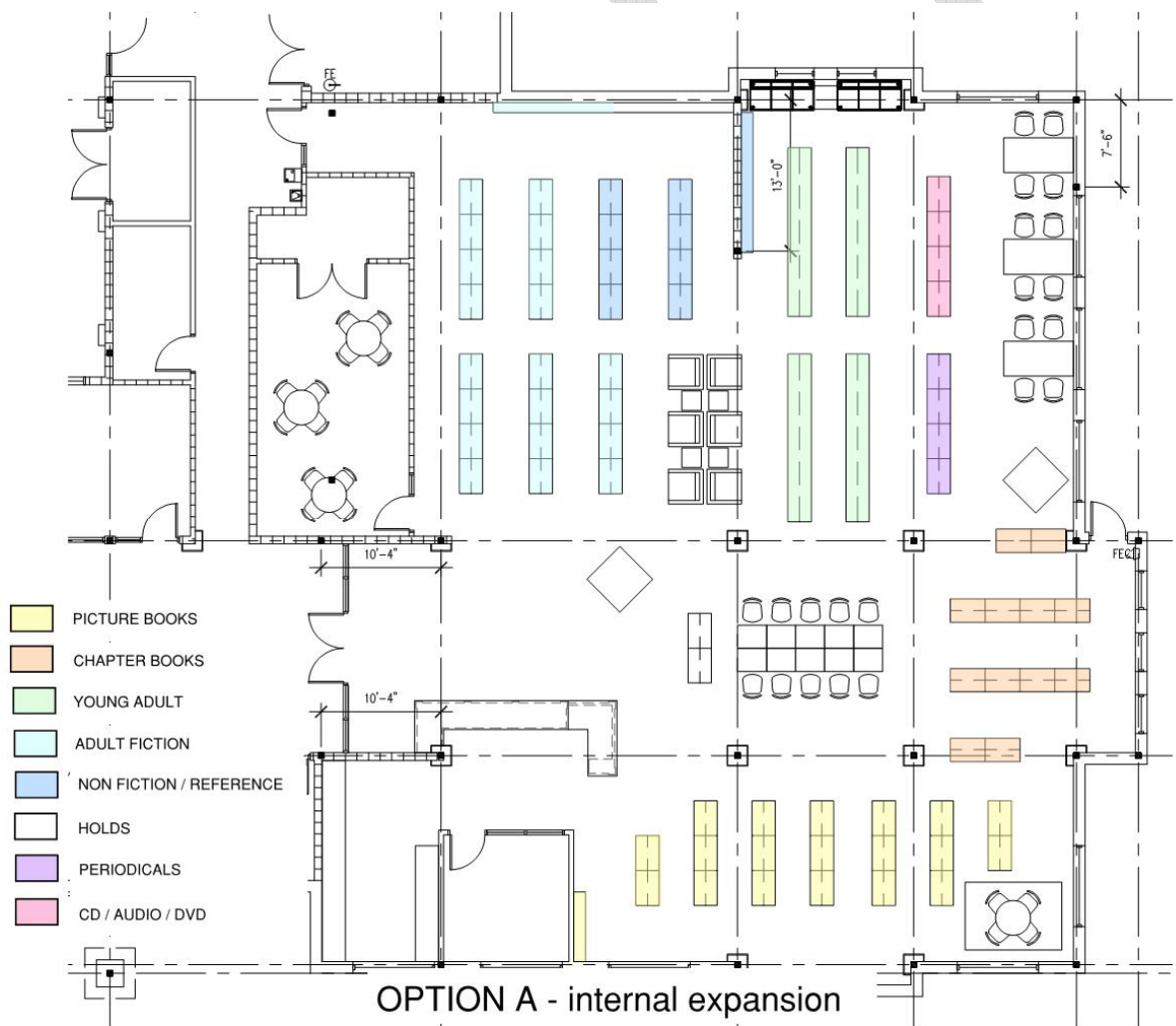


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OPTION A

Option A involves expanding library space by annexing a portion of the adjacent multipurpose room and corridor space for use as library space. The City has recognized a under utilization of the multipurpose room, with the major user being the Library. The Library often uses this space for programs via an interconnecting door from the Library to this space.

The proposed layout would expand approximately 40 % across the adjacent corridor. This provides a second exit from the front Lobby area, which needs to be maintained for code compliance. The balance is annexed for the library and a smaller group room is created which can be used for Library programs and other group activities.





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Pros

This is the least cost option and will provide a shelving capacity of approximately 33,000 volumes. Work would only affect the library area, and would be the least invasive and have the quickest execution time. The layout provides moderate visibility and the flow of the collections is organized.

Cons

Construction activities will disrupt library operations. Any future expansion will require a significant addition to the building and the flow through the space would not be as cohesive.

OPTION B

Option B involves adding additional space to the Exterior of the building by adding on. The existing window openings would be removed to provide access points to the addition. This option preserves the Libraries ability to use the multipurpose room for additional programs.





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Pros

This option will provide shelving capacity of approximately 29,900 volumes. Construction could be conducted for the most part, without major disruptions to the library.

Cons

Construction cost is the highest per square foot. Visibility to the far areas of the library is limited. The form of the addition will impact the existing visual qualities of the City Hall/Library structure. The flow of the collection is not as cohesive.

OPTION C

Option C is more involved for development purposes because it affects more agencies other than just the Library. Option C involves remodeling the Justice Center to be a library. The work involved in modification of this facility was examined, but other elements of this option remain to be fully investigated such as relocation of both the courts and law enforcement functions. It is conceivable to move the courts operations into the space that would be vacated by the Library. Maintaining operations would require temporary relocation of the courts, or use of a similar facility in another location on a temporary basis of approximately 75 days.





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Pros

This option will provide a facility that should meet the City's needs through 2020. Court operations can be located adjacent to City operations and provide some additional space for some City offices and maintain the multipurpose room. Cost incurred would be reasonable and Library operations would not be significantly impacted until relocation to the remodeled structure occurs. The Library will now have a structure that provides it a civic yet separate identity.

Cons

Construction cost per square foot is reasonable. Law enforcement services will need to be relocated. Project impacts multiple Civic services.

Cost Summary

Cost Projections for different Options

	Square feet affected	Cost per Sq. Ft. of construction	Total cost of Construction	Number of volumes
OPTION A	1,781	\$55	\$97,955	32,880
OPTION B	2,066	\$250	\$516,500	29,928
OPTION C	16,000	\$63	\$1,008,000	



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Projected Shelving Capacity

Option A

	single face	length	Height	Volumes
General				
Fiction/Reference	44	3	88	6,336
CD and tapes	8	3	66	2,880
Non-Fiction	20	3	88	3,600
Periodicals	8	3	66	2,880
				15,696
Young Adult				
Young Adult	40	3	88	8,640
				8,640
Picture Books				
Easy Readers	22	3	42	2,640
Picture Books	18	3	42	2,160
				4,800
Chapter Books				
Fiction	12	3	66	1,872
Non-Fiction	12	3	66	1,872
				3,744
Total Volumes				32,880



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Option B

	single face	length	Height	Volumes
General				
Fiction/Reference	38	3	88	5,472
CD and tapes	8	3	66	2,880
Non-Fiction	20	3	88	3,600
Periodicals	8	3	66	2,880
				14,832
Young Adult				
Young Adult	30	3	88	6,480
				6,480
Picture Books				
Easy Readers	22	3	42	2,640
Picture Books	16	3	42	1,920
				4,560
Chapter Books				
Fiction	16	3	66	2,496
Non-Fiction	10	3	66	1,560
				4,056
				29,928